



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 23, 1993

Mr. and Mrs. Lawrence E. Farinetti
1522 Galena Road
Baltimore, Maryland 21221

RE: Case No. 94-98-A, Item No. 104
Petitioner: Lawrence E. Farinetti, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Farinetti:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 2, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-93

Re: Baltimore County
Item No.: 104 (JLT)

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 96, 100, 102, 103, 104 and 108.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.96/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: October 22, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 104
Farinetti Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 1522 Galena Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Mr. and Mrs. Lawrence Farinetti

APPLICANT PROPOSAL

The applicant has requested a variance from section 303.1 of the Baltimore County Zoning Regulations to permit "a ten foot setback in lieu of the required forty feet."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

Mr. Arnold E. Jablon
October 22, 1993
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is located along Back River. The proposed addition is located more than 100 feet away from the mean high tide, therefore no disturbance of the shoreline buffer shall occur.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

3. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.5(e)>.

Finding: This property has existing tree cover that equals 15% of the lot. Therefore no additional tree cover shall be required. However, property owners are always encouraged to plant additional trees. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them.

- 4a. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

- 4b. Policy: "If permitted development on a property currently exceeds the impervious surface limit, that percentage may be maintained during redevelopment of the property" <Baltimore County Department of Environmental Protection and Resource Management Policy Manual>.

Mr. Arnold E. Jablon
October 22, 1993
Page 3

Finding: This property has impervious surfaces which exceed the 25% limit. However, the proposed addition will be located over an existing cement patio. Therefore, no new impervious areas will be created and this project will be in compliance with the policy stated above.

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

James Dieter
James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSP:tm

cc: Mr. and Mrs. Lawrence Farinetti

GALENA/DEPRM/MQCBCA

SEP-09-1993 THU 10:52 AM

TEL 1401

11:00 PM

Zoning Item 104

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

FROM: Vince Gardina, Councilman
Fifth District

SUBJECT: Resolution for County Employee for Variance

DATE: September 9, 1993

I have been contacted by Susan Farinetti, an employee with DEPRM, regarding her Petition for Administrative Variance. She needs a resolution prepared. If you could have it ready for the September 20, 1993 meeting, I would certainly appreciate it.

Thank you!

VG:st

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 13, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lawrence and Susan Farinetti
1522 Galena Road
Baltimore, Maryland 21221

Re: CASE NUMBER: 94-98-A (Item 104)
1522 Galena Road
5/26 Galena Road, 504.53' E of 2/7 Waterford Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a referendum regarding the administrative process.

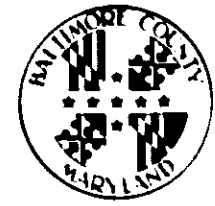
1) Your property will be posted on or before September 19, 1993. The closing date (October 4, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director



County Council of Baltimore County

Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Bertha L. Manley
First Deputy
Melvin G. Metz
Second Deputy
Charles A. Ruppertberger III
Third Deputy
Douglas B. Riley
Fourth Deputy
Vince Gardina
Fifth Deputy
William A. Howard IV
Sixth Deputy
Donald C. Mason
Seventh Deputy
Thomas J. Peddicord Jr.
Eighth Deputy

September 21, 1993

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 77-93 concerning the public disclosure of Susan S. Farinetti, an employee of the Baltimore County Department of Environmental Protection and Resource Management. Ms. Farinetti has applied for a residential zoning variance in order to construct an addition to her home at 1522 Galena Road, Baltimore, Maryland 21221.

This Resolution was unanimously approved by the County Council at its September 20, 1993 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Council/Secretary

TJP:dp
cc: Susan S. Farinetti
R7793, DAP:UP
Enclosure

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 12
RESOLUTION NO. 77-93

MR. VINCENT J. GARDINA, COUNCILMAN

BY THE COUNTY COUNCIL, SEPTEMBER 20, 1993

A RESOLUTION concerning the public disclosure of Susan S. Farinetti, an employee of the Baltimore County Department of Environmental Protection and Resource Management.

WHEREAS, Susan S. Farinetti, an employee of Baltimore County, has applied for a residential zoning variance in order to construct an addition to her home at 1522 Galena Road, Baltimore, Maryland 21221; and
WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance of Susan S. Farinetti does not contravene the public welfare and is hereby authorized.

R07793/RES93

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS: 1522 GALENA RD
Subdivision name: HYDE PARK
[plat book 9, folio 57, page 24, sections]
OWNER: LAWRENCE E and SUSAN S. FARINETTI
94-98-A
EDWARD LARUE HAMMERBOMER
SUSAN S. FARINETTI
VACANT LOT
North
date: 7/93
prepared by: SSG
Scale of Drawing: 1" = 50'
LOCATION INFORMATION
Election District: 15
Councilman's District: 5
1" = 200' scale map: SE 21
Zoning: DR 55
Lot area: 4944
acres: 0.113
square feet: 18750
SEWER: ☒
WATER: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE
Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
JEX 104

94-98 A
View from East - 1522 Galena Rd.



94-98-A



View from east 1522 Galena Rd.

94-98-A

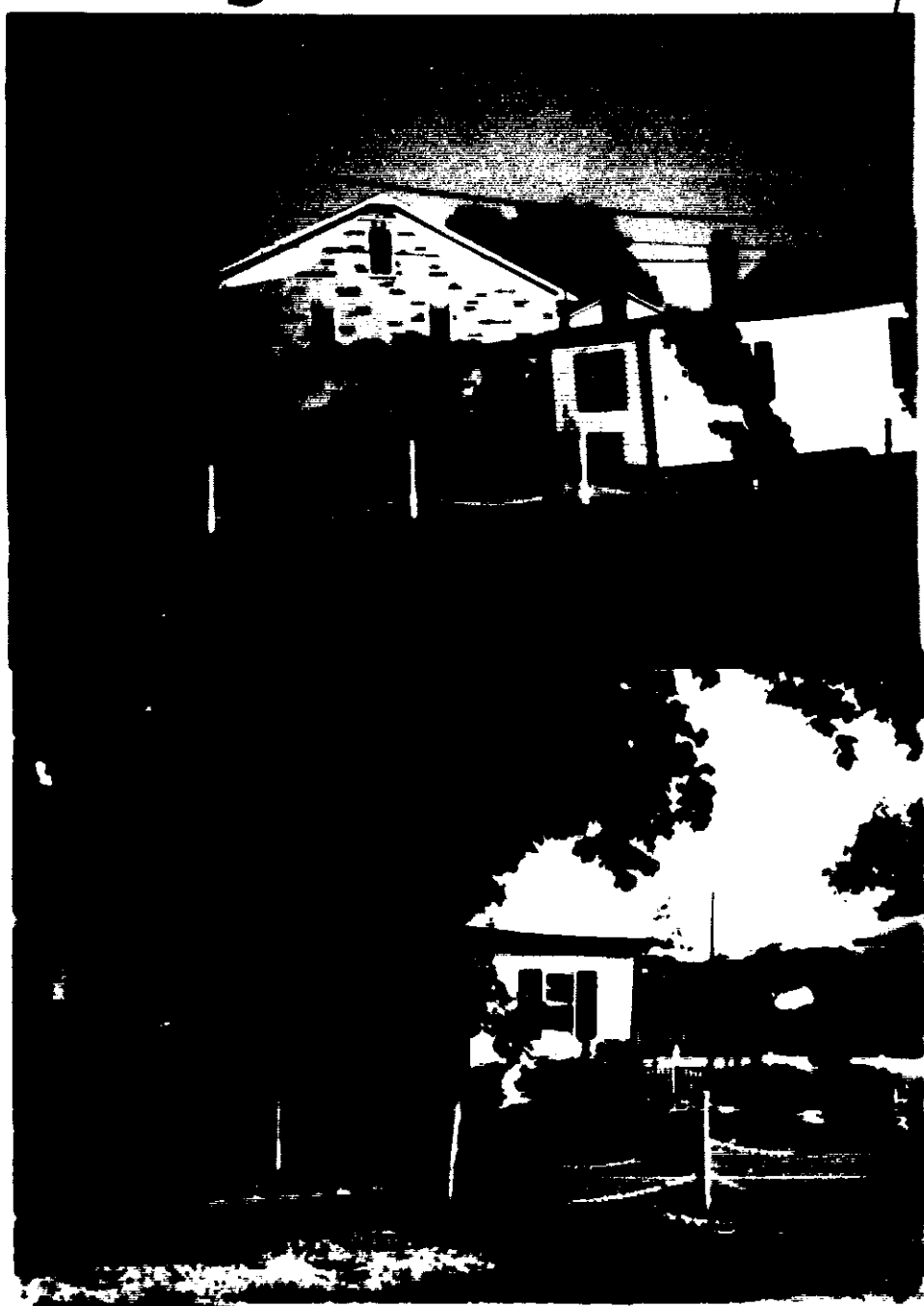


1524 Galena Rd. (front)



Rear of 1522 Galena Rd.

94-98-A



1520 Galena Rd.

94-98-A



View from west 1522 Galena Rd.

94-98-A



Rear of 1522 Galena Rd.



1524/1522 Galena Rd.



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

94-98-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BACK RIVER NECK	S.E.
DATE OF		2-1